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Waltham Road, Grimsby



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£495,000



This immaculate detached house in Scartho Village, ideal for families, is situated on a generous 0.25-acre plot (sts) and offers modern amenities, including four spacious bedrooms, four reception areas, a state-of-the-art kitchen, beautifully landscaped gardens, all with no onward chain.

Key Features

- Executive Detached House
- Generous 0.25 Acre Plot (sts)
- Luxury Bathrooms
- Stunning Open Plan Kitchen/Diner & Family Room
- Air Source Heating, uPVC Double Glazing
- Four Spacious Bedrooms
- EPC rating TBC
- Tenure: Freehold





This immaculate, detached house is now on the market for sale and it boasts an array of unique features that make it an ideal home for families. Situated in the popular location of Scartho Village, the property benefits from public transport links, nearby schools, local amenities and a strong local community.

The property occupies a generous 0.25 acre plot (sts) with a large driveway and a detached garage, which is part converted into a studio/office that is fully insulated, plastered and decorated with the addition of light and power. A section of the garage has been retained for storage.

The house itself is a testament to modern living and design, with air source heating, double glazed windows, new doors and windows throughout between 2015-2022, and additional internal wall insulation to the first floor.

The property features four spacious and welcoming reception rooms. The family room, which is open plan to the kitchen and the dining room, has underfloor heating for your comfort. The dining area boasts a vaulted ceiling, dual aspect windows and doors leading to the garden. The sitting room is a cosy space with a gas stove and dual aspect windows. The fourth reception room is an incredibly versatile space that has been used as a music room, snug, office and a playroom.

The kitchen has that real 'wow' factor and is equipped with modern units, oak worktops, a double Belfast sink, integrated 100% fridge, 100% freezer, double oven, combination microwave, induction hob, and under floor heating. There is also plumbing for a washer,

dishwasher and dryer. It is open plan to the family room and the dining area, making it a social hub of the house.

The property boasts four spacious bedrooms, offering plenty of room for comfort and relaxation.

The bathrooms are super impressive. The first bathroom is an en-suite to bedroom 1, this truly stunning suite with under floor heating is fully tiled and features an Aqualisa walk in shower, his & her sink with vanity storage, WC, towel radiator, and extractor fan. The second bathroom is a family bathroom, fully tiled with under floor heating, rain-fall shower, freestanding bath, sink with vanity, wc, towel radiator, and extractor fan.

The garden is beautifully landscaped, is of a generous size and features a large patio with pergola and outside kitchen, raised decked areas and a range of fruit trees. There is also a child's play structure in the rear garden, making it a delightful space for children to play and adults to relax.

This property is offered for sale with no onward chain, making it a hassle-free move for the potential buyer. The unique features, generous plot size and immaculate condition make this property a rare find in Scartho Village.





Measurements

Entrance Hall 1.24m X 2.73

Sitting Room 3.60m X 6.64m

Study/Snug 2.55m X 3.49m

Cloakroom 0.78m X 2.28m

Kitchen 5.23m X 4.13m

Family Room 4.22m X 2.84m

Dining Room 3.41m X 5.80m

Bedroom 1 6.37m X 3.47m

En-suite 1.64m X 2.96m

Bedroom 2 3.16m X 3.39m

Bedroom 3 3.02m X 3.10m

Bedroom 4 2.51m X 3.09m

Bathroom 2.14m X 2.83m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

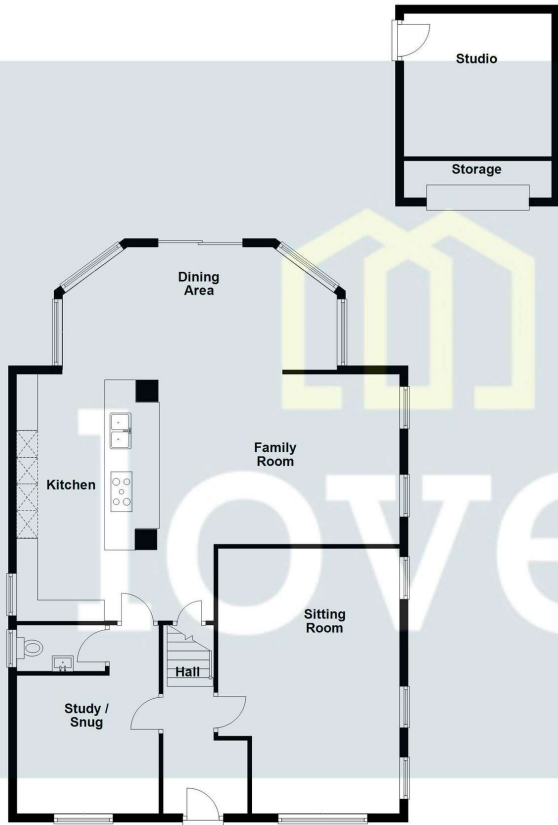
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

Conservation Area

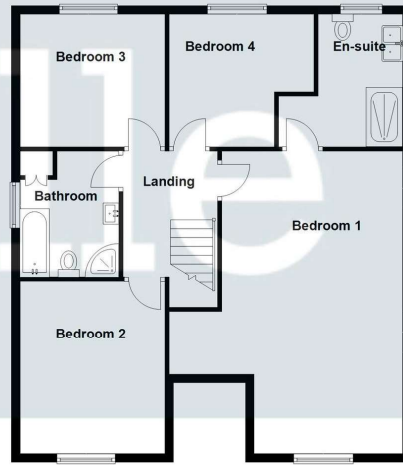
The property lies within the 'Scartho' conservation area, for further information please contact the selling agent or discuss with your legal representative.



Ground Floor



First Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.

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